FILE BOX 45

WARRANTY DEED

BOOK 9877 PG 72

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,930.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF November 19 95

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kenneth M. DuBray (NAME)	North American Mortgage Company (NAME)	MAP 53-6
517 Riverway Cove Lane (ADDRESS)	12977 N. Forty Drive, Ste. 200 (ADDRESS)	GROUP B
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	PARCEL 82CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry Powell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth M. DuBray and Robyn L. Baldwin, both unmarried, as joint tenants with right of survivorship,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 41 on the Plan of Phase 5-B, Waterford, of record in Plat Book 7900, page 838, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Larry Powell by deed from Waterford Associates, LP, of record in Book 9728, page 163, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 7463, Page 294; Book 8715, page 583; and Book 8699, page 462, Register's Office for said County.

IDENTIF. ↑ REFERENCE 01284497

95 DEC -4 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 517 Riverway Cove Lane, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of November, 19 95

Larry Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Powell, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of November, 95.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

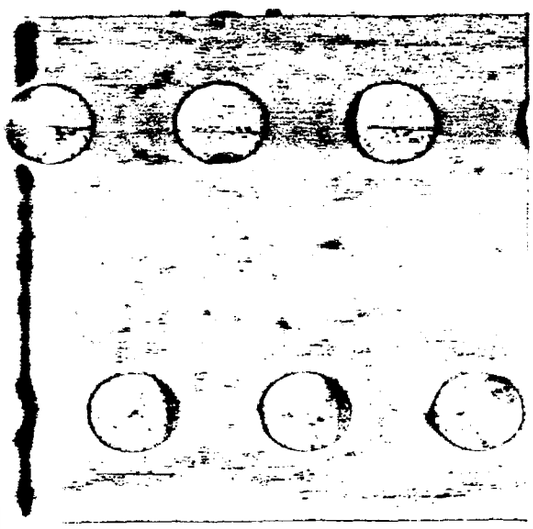
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

3580 12/04 0101 03CHECK 426.73





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9877 PG 74

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	112930.00
CON TX	417.73
PRFEE	1.00
WDEED	8.00
TOTAL	426.73
CHECK	426.73

12/04/95 01 13:49 0001 4380

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0128497
IDENTIF. # REFERENCE

95 DEC -4 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982878